

1.0	PHA Information PHA Name: Housing Authority of DeKalb County PHA Code: GA237 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing FY 2007 score still active from HUD <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/01/2011																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 266 units Number of HCV units: 4,269 units Ashford Parkside (30 units); Ashford Landing (36 units) Tobie Grant Manor (200)																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width:35%;">Participating PHAs</th> <th rowspan="2" style="width:8%;">PHA Code</th> <th rowspan="2" style="width:20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width:15%;">Programs Not in the Consortia</th> <th colspan="2" style="width:24%;">No. of Units in Each Program</th> </tr> <tr> <th style="width:12%;">PH</th> <th style="width:12%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. 5.1 will be updated as the mission of HADC has changed since Five Year Plan submission in FY 2010.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: "The mission of the HADC is to provide affordable housing opportunities and meet the needs of those we serve."																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. NOT APPLICABLE FOR ANNUAL PLAN																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: The HADC has revised the following policies, procedures and documents since the last PHA submission with the resolutions numbers. #4602 Amended Public Housing Admissions And Continued Occupancy Policy (ACOP); #4614 and #4641 Amended Housing Choice Voucher (HCV) Section 8 Administrative Plan; #4621 Amended PH Dwelling Lease; #4626 Updated Affirmatively Furthering Fair Housing Plan; #4636 Corrective Action Plan for Rental Integrity Monitoring Review; #4644 Decrease HCV Payment Standards; #4646 Revision to Procurement Policy Purchase Order Approval Tier; and # 4653 Updated Organizational Chart (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. Central office & public housing management offices now and on the HADC website after it's approved FOR ALL PHA PLAN ELEMENTS UPDATE SEE ATTACHMENT J																										

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

A. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

- a) Has the PHA received a HOPE VI revitalization grant? **NO**
- b) Status of HOPE VI Revitalization Grant? **NONE** received

REPLACEMENT HOUSING ACTIVITIES: The HADC has been approved by DeKalb Community Development for tax credits.

- 1. Development name: **Ashford Parkside and Ashford Landing** (formerly Johnson Ferry East)
- 2. Development (project) number: **GA23700003** and **GA237000004**
- 3. Status of grant: **Presently in Phase III of the approved Revitalization Plan**
- c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? **NO**
- d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? **YES**
The Johnson Ferry East Redevelopment Project is an ongoing project which includes the construction of Ashford Parkside & Ashford Landing, which have been completed and for Marketside Villas, which is pending construction
- e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? **No other Plans have been approved as of the submittal date of the FY2011 Annual Plan.**

(B) Demolition/Disposition Activity Description

The PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? **NO, See narrative listed below for previous activities.**

- 1a. Development name: **Johnson Ferry East Redevelopment Project**
- 1b. Development (project) number: **GA237000002**
- 2. Activity type: Demolition Disposition
- 3. Application status: Approved Submitted, pending approval Planned application
- 4. Date application approved, submitted, or planned for submission: **11/12/2005 and Amended 8/10/06**
- 5. Number of units affected: **498**
- 6. Coverage of action (select one) Part of the development Total development
- 7. Timeline for activity:
 - a. Actual or projected start date of activity: **05/01/2006**
 - b. Projected end date of activity: **12/31/2009**

(C) Conversion of Public Housing. With respect to public housing owned by a PHA: **None**

- 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert. **None**
- 2) An analysis of the projects or buildings required to be converted. **None**
- 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. **None**

(D) Homeownership. A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval

- 1. Does the PHA plan to administer a Section 8 Homeownership program? **YES**
- 2. Program Description:

Housing Choice Voucher Homeownership Program

The Housing Choice Voucher Homeownership Program (HCV) provides vouchers to assist eligible first-time homeowners who are currently on the Housing Choice Voucher program with their monthly homeownership expenses in lieu of a rental subsidy.

DeKalb First Time Homebuyers Program

The DeKalb First Time Homebuyers Program provides \$5,000 to \$8,000 in assistance with down-payment, prepaid and closing cost assistance to eligible first time homeowners who purchase a home in DeKalb County.

a. Size of Program

Will the PHA limit the number of families participating in the section 8 homeownership option? **YES**

If the answer to the question above was yes, which statement best describes the number of participants?
10% of Allocation and more than 100 participants. Program participants must be a HCV participant for 1 year and meet program and income requirements.

7.0

7.0	<p>b. PHA-established eligibility criteria Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? YES</p> <p>If yes, list criteria below: Program participants must be a HCV participant for 1 year and meet program and income requirements. HADC is a HUD and Georgia Department of Community Affairs Housing Counseling Agency. The HADC is the only Housing Authority in the State of Georgia to hold this designation. As a Housing Counseling Agency, the HADC Homeownership Center assists families in pre-purchase counseling, post purchase counseling, rental counseling & mortgage default and delinquency counseling.</p> <p>c. What actions will the PHA undertake to implement the program? The program is fully implemented. The Housing Authority of DeKalb County will continue to hold educational workshops, partner with lending industry and market our program. The HADC administers two (2) distinct homeownership programs: 1) the Housing Choice Voucher Homeownership Program and 2) the DeKalb First Time Homebuyers Program, which is administered on behalf of the DeKalb County Community Development Department.</p> <p>HADC Homebuyer orientations are held the first Tuesday of each month from 6:30pm to 7:30pm at the HADC central office, located at 750 Commerce Drive, Decatur, GA. Orientations are open to the general public to receive general information on HADC homeownership programs and services.</p> <p>A "Realizing the American Dream Future Homeowners" educational workshop is held every third Saturday of each month at the central office located at 750 Commerce Drive, Decatur, GA from 9:00am to 4:00pm. Successful completion of this class certifies future homeowners with the US Dept of HUD and the Georgia Department of Community Affairs.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. Annual Statements for CFP grants FY 2011 and P&E Reports for CFP grants FY 2007 -2010 and Replacement Housing 2008-2011 are attached to the Plan.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. The CFP Five-Year Action Plan FY 2012-2015 is attached to this Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. NA</p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

1. Statement of Housing Needs

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall 6032	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	5317	5	5	4	3	3	3
Income >30% but <=50% of AMI	500	4	4	3	2	2	3
Income >50% but <80% of AMI	91	1	1	1	1	1	2
Elderly	801 13.27%	3	3	3	3	3	3
Families with Disabilities	1471 24.39%	4	5	4	4	4	3
Race/Ethnicity White	266 4.41%	3	2	3	2	3	2
Race/Ethnicity Black	5798 96.12%	4	2	3	2	3	3
Race/Ethnicity Asians/Other	261 .43%	3	2	3	3	3	2
Race/Ethnicity Hispanic	65 1.08%	3	2	3	3	3	2

**** Average median income in DeKalb County, Georgia \$74,933****

What sources of information did the PHA use to conduct this analysis?

Muni Net Guide (2000 Census adjusted for inflation) and/or Consolidated Plan of the Jurisdiction FY2010

9.0

Housing Needs of Families on the Waiting List - Public Housing			
Waiting list type: (select one) Public Housing as of 04/01/2011			
	# of families	% of total families	Annual Turnover
Waiting list total	140		30
Extremely low income <=30% AMI	120	85.7%	
Very low income (>30% but <=50% AMI)	18	12.9%	
Low income (>50% but <80% AMI)	2	1.4%	
Families with children	96	68.6%	
Elderly families	3	2.1%	
Families with Disabilities	17	12.1%	
Race/ethnicity (w)	22	15.7%	
Race/ethnicity (b)	106	75.7%	
Race/ethnicity (a)	12	8.6%	
Race/ethnicity (h/l)	22	15.7%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	33	24%	5
2 BR	99	71%	6
3 BR	7	5.0%	14
4 BR	0	0.0%	6
5 BR	1	0.0%	1
Is the waiting list closed)? YES If yes: HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? CLOSED 11/17/2004 Does the PHA expect to reopen the list in the PHA Plan year? YES Does the PHA permit specific categories of families onto the waiting list, even if generally closed? NO			

Housing Needs of Families on the Waiting List- Section 8

Waiting list type: (select one) : Section 8 tenant-based assistance

	# of families	% of total families	Annual Turnover
Waiting list total	694		1.5%
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	660	95%	
Low income (>50% but <80% AMI)	0	0	
Families with children	246	42%	
Elderly families	53	8%	
Families with Disabilities	340	49%	
Race/ethnicity (w)	12	2%	
Race/ethnicity (b)	645	93%	
Race/ethnicity (a)	5	0.7%	
Race/ethnicity (h/l)	3	0.4%	

Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			

Is the waiting list closed)? **YES** If yes:
 HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? **CLOSED 11/17/2004**
 Does the PHA expect to reopen the list in the PHA Plan year? **YES**
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed? **YES**

9.0

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan**

Strategy (1) Conduct activities to affirmatively further fair housing

- Counsel HCV tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.
- Implement the mobility counseling program. Staff developed write-up procedures for the new process
- Market the HCV program to owners outside of areas of poverty /minority concentrations
- Attend regular scheduled Landlord Association Meetings to present information as pertains to the Housing Choice Voucher Program.

9.1

(2) Reasons for Selecting Strategies

The following factors influenced the PHA's selection of the strategies it will pursue:

- Funding constraints due to funding shortfalls, HADC is monitoring effective methods and measures to offset the Shortfall
- Staffing constraints or limited availability of sites for assisted housing
- The extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other available info to PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government, residents, Resident Advisory Board or advocacy groups

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. The HADC is on target with its goals. All of the goals listed in the Five Year Plan (FY2010-2014) are continuously assessed and reviewed. Goals and objectives for each fiscal year are developed based on the Five Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The Housing Authority of the County of DeKalb, GA defines a Substantial Deviation to the Annual Plan from the Five- Year Plan and a Significant Amendment or Modification of the Annual Plan as any work item that represents more than 40% of the Annual Statement Amount. The Housing Authority of the County of DeKalb, GA supports HUD's definition of a Significant Amendment of Modification to the PHA policies and procedures as follows: 1) Changes to rent and admissions policies or organization of the waiting list, 2) Additions of non-emergency work items (over 40% of CFP amount) not included in the Five-Year Plan, 3) Changes in the use of the replacement reserve funds under the Capital Fund, or 4) Any change with regard to demolition/disposition designation, homeownership programs or conversion activity. An exception to this definition would be items that have been adopted to comply with HUD regulatory requirements, inspections or recommendations.</p> <p>In the event that a Substantial Deviation, a Significant Amendment or Modification to the Annual Plan is made, the Housing Authority of DeKalb County (HADC) will hold a Public Hearing and/or notify the Resident Advisory Board (RAB) of the changes and allow the opportunity to view the changes and make suggestions. Once the public process requirements have been met, the HADC shall submit a revised PHA Plan to the Atlanta HUD Office.</p> <p>As policies are updated, they are made available for review and forwarded to HUD as applicable.</p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p>(j) ATTACHMENT J: PHA PLAN ELEMENTS</p>
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Housing Authority of DeKalb County, Public Housing Agency GA237, and as the Chairman of the Board of Commissioners, I approve the submission of the __ 5-Year and _X_ Annual PHA Plan for the PHA fiscal year beginning 07/01/2011, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

HOUSING AUTHORITY OF DEKALB COUNTY
PHA Name

GA237
PHA Number/HA Code

5-Year PHA Plan

Annual PHA Plan for Fiscal Year 2011

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Glenwood Ross	Chairman of the Board
Signature	Date
Glenwood Ross	4-15-11

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

HOUSING AUTHORITY OF DEKALB COUNTY

GA237

PHA Name_____
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official Glenwood Ross	Title Chairman of the Board
Signature <i>Glenwood Ross</i>	Date <i>4/15/11</i>

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Chris Morris, Director of Community Development, certify that the Annual PHA Plan FY2011 of the Housing Authority of DeKalb County is consistent with the Consolidated Plan of the County of DeKalb County, GA prepared pursuant to 24 CFR Part 91.

Chris H. Morris April 13, 2011

Signed / Dated by Appropriate State or Local Official

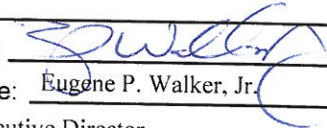
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application b. initial award c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Housing Authority of DeKalb County 750 Commerce Drive, Suite 201 Decatur, Ga 30030 Congressional District, if known: 04	
6. Federal Department/Agency: US Department of HUD - Public and Indian Housing	7. Federal Program Name/Description: PHA Plan FY2011	
8. Federal Action Number, if known: GA237	9. Award Amount, if known: \$ TBD	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> None	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> Note: No lobbying activities to report	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Eugene P. Walker, Jr. Title: Executive Director Telephone No.: 404-270-2633 Date: 04/10/2011	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

HOUSING AUTHORITY OF DEKALB COUNTY

Program/Activity Receiving Federal Grant Funding

PHA PLAN FY2011

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

GA237000001 - Tobie Grant Manor Apartments, 3218 Tobie Circle, Scottdale, GA 30079

GA237000002 - Johnson Ferry East Redevelopment, 2248 Johnson Ferry Road, Atlanta, GA 30319

GA237000003 - Ashford Parkside Senior Residence, 3522 Blair Circle, Atlanta, GA 30319

GA237000004 - Ashford Landing Senior Residence, 3511 Donaldson Drive, Atlanta, GA 30319

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

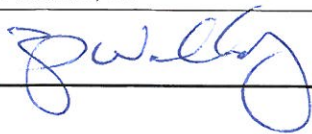
Name of Authorized Official

Eugene P. Walker, Jr.

Title

Executive Director

Signature



Date

04/11/2011

X

**Certification of Payments
to Influence Federal Transactions**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

HOUSING AUTHORITY OF DEKALB COUNTY

Program/Activity Receiving Federal Grant Funding

PHA PLAN FY2011

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

EUGENE P. WALKER, JR.

Title

EXECUTIVE DIRECTOR

Signature

Date (mm/dd/yyyy)

04/11/2011

Attachment F



RESIDENT ADVISORY BOARD AND PUBLIC PARTICIPATION

Resident Advisory Board Meeting - held 3/3/11 at 5 pm

Tobie Grant Manor Resident Meeting - held 3/8/11 at 5 pm

Public Hearing - held at the central office on 3/30/11 at 10 am

PHA Plan Process:

The Housing Authority of DeKalb County (HADC) Annual Plan was made available at the central office of the HADC during the entire PHA preparation process. A draft of the 2011 PHA Plan was presented to and discussed with the Resident Advisory Board at their February and March meetings. Comments were obtained from the RAB members and approval was given at the March 3rd, 2011 RAB Meeting. Comments and input were also obtained from residents at the publicized Resident Meeting held in March at Tobie Grant Manor and from the public at the advertised Public Hearing held at the HADC Central Office on March 30th, 2011.

Results of Questionnaire for Participation:

Questionnaires were distributed at all of the meetings in order to initiate public participation and so that we could further assist them. Over 35 individuals participated in the survey.

Question # 1 - What do you foresee the primary goals should be for the HADC in the upcoming year?

Answers:

- Purchase a new and bigger bus to be used for all properties (HL, TGM, SCI, SCII, AP, AL)
- Provide more services for Housing Choice Voucher (HCV) participants and their families
- Provide more events spotlighting the different cultures of residents at all sites
- Develop a program for residents to be able to purchase their apartment unit
- Provide childcare assistance for families with children, especially at TGM
- Provide an After-School program for children ages K-5th grade from 2:30-6:30 pm at TGM

Question # 2 - What problems do you perceive exist in the housing units?

Answers:

- Trust between residents and management
- Can we make it mandatory that residents attend resident meetings
- To allow HCV participants to participate in activities at public housing developments
- Elderly residents watching grandchildren during the day and not supervising them
- No supervision of residents or their guests over the weekends, need security on weekends
- Too many young people hanging around buildings, especially at night or weekends
- Stealing of furniture by other tenants/visitors when management is not around
- The same 4 people sign up for the bus on every trip and tie up seating for the rest of the site

Question # 3 - What type of resident service “activities” would you like to see the HADC pursue for the upcoming year in reference to Resident Services?

Answers:

- To provide bingo and diabetes focused classes at TGM
- To provide after school study program, organized field trips & activities for youth at TGM
- To provide mentoring and/or leadership classes wanted by TGM families
- To provide Scholarships to children at TGM for summer camp
- Develop a Neighborhood Watch Program at TGM
- To provide HCV participants resident services such as housekeeping and financial literacy
- To send notification to HCV participants on community resources for food, clothing and childcare, etc.
- To provide ceramics, quilting and sewing classes at HL
- To provide more Arts programs for HL and TGM residents and/or go to theater shows
- To provide computer classes and set-up a lab at HL
- To provide domestic and elder abuse classes/events for elderly residents at HL and SCII
- To start a walking club at HL
- To provide water aerobic classes with the YMCA and an exercise room at HL
- To provide more events for residents at AP & AL: Korean, Russian, Spanish & Caribbean

Question # 4 - What types of self-sufficiency “programs” would you like to see offered in the upcoming year?

Answers:

- Provide classes for English as Second Language
- Memory Retention/Improvement classes wanted by seniors at all sites & HCV participants
- Computer classes and training for elderly at HL, SC II, AP and AL
- Provide more literacy programs for elderly at all sites

Question # 5 - List improvements you would like to see in the following areas:

Answers:

Grounds:

- Clean up the leaves behind the garden area in the back area at TGM
- Install 10 more beds at TGM for TGM Garden Club to begin a Youth Gardening Program, an intergenerational program where they will teach the 4 - 18 years olds how to garden
- Install more flowers throughout the sites
- Install a basketball court for older kids at TGM

Maintenance:

- Replace flooring and/or carpet at HL and TGM
- Gazebo gate lock broken by kids climbing on gazebo at lake at HL
- Repair some of the furniture in the main lobby and in common areas at SC II

Modernization:

- Repair porches and porch steps that are breaking apart at HL
- Re-paint interior of apartments at HL and TGM
- TGM residents would like to paint inside of apartments whatever color they want
- Install new carpeting and flooring at HL, TGM and SC II

Management:

- Provide security guard services in evenings and over the weekends at HL senior residence
- Would like a police precinct located in TGM

Question # 6 - If money were no object what type of improvements would you like to see added at your particular development?

Answers:

- Buy a bigger bus that seats 36 people so residents from several sites can travel together
- Provide security guard services in evenings and over the weekends at HL senior residence
- Fence around the lake at HL to keep children at neighboring apts. from climbing gazebo
- Surround the entire site with a fence to keep out teenagers who cross through at HL
- Provide a first aid center or nursing services at HL senior residence

Question # 7 - What activities / services provided by the HADC are you most pleased?

Answers:

- Thankful and very pleased with bus service provided to senior residents
- Trips to grocery store, post office and other stores at all developments for seniors
- Enjoy the day trips to the capital and other sites for senior residents
- Being notified of senior services available in the community to seniors
- Enjoy and appreciate luncheons and other special events at TGM

Question # 8 - What site improvements has the HADC completed in the past year that you are most pleased?

Answer:

- The mosquito problem at HL is gone
- HL residents love the new bridge, gazebo and fountain at the lake
- Enjoying the additional shrubs and flowers installed throughout TGM
- New driveways and ramps at TGM
- New cabinets, counters and tile back splash in kitchens in the elderly units at TGM
- New exterior lights in kitchens of all apartments at TGM
- New exterior lights on front & back porches of all apartments at TGM
- New senior exercise center at TGM
- TGM Garden Club loves the recent community garden expansion > up to 22 beds
- Ashford Parkside & Ashford Landing residents were pleased with their new garden beds



Resident Advisory Board (RAB) Meeting

Agenda

March 3, 2011

- I. Welcome
- II. Asset Management- Property Update Meyer Harrington
- III. Housing Choice Voucher - Update Robin Dix
- IV. PHA Plan 2011 Janet Varner
- V. Further business?

Next Meeting: Thursday, April 7, 2011 5pm



MINUTES
Housing Authority of DeKalb County (HADC)
Resident Advisory Board (RAB) Meeting

Date: Thursday, March 3, 2011
Location: Central Office
Facilitator: Paula Gwynn Grant, Director of Communications and Community Development
RAB Members Present: 15 - Listed on sign-in sheet
HADC Staff Present: 5 - Listed on sign-in sheet

Meeting was called to order at 5:05 p.m.

Welcome: Janet Verner began the meeting with details of our HUD Agency Plan due to HUD in the middle of April. Ms. Verner asked a series of questions for Resident Advisory Board feedback – such as: What improvements have you been happy with this past year? What would you like to see addressed this coming year?

The RAB expressed that they were very happy with the addition and improvement of driveways, new cabinets and improved common areas at Tobie Grant Manor. Ashford Parkside and Ashford Landing residents were pleased with their new garden beds. Tobie Grant Manor residents loved the expansion of their community garden and asked that in the next year, additional beds be added for the youth to plant and maintain. Additional comments included: the need for computer classes and exercise classes, internet capability in their apartments, the desire for more outside lighting at their unit door, and a request to paint the interior apartment walls any color of the resident's choosing.

A motion to approve the PHA Plan FY2011 was made by Katie Stevenson and 2nd by Edwinia Taylor, followed by a vote and it was unanimously approved by RAB members.

Staff Updates:

Asset Management: Operations Manager Meyer Harrington reported that Hairston Lake Apartments external improvements are almost complete. Still to do: install new raised garden beds (in April 2011), re-construct parts of the patio area immediately outside of community room/leasing office building, and finish final stages of the lake improvements.

At Tobie Grant Manor Apartments, Meyer responded to questions regarding the installation of exterior lights right by the unit front door. He said that half of the property has these lights installed and that all should be completed within the next month or so. In regards to painting interior walls with whatever paint color a resident likes, Meyer said they would take it on a case by case basis but that the apartment walls, for the most part, needed to stay the color they are and resident's would have to add other decorative features. Meyer concluded the report with the announcement that the new 26 passenger bus would be arriving in May.

The RAB applauded this accomplishment. Resident voiced happiness about this news because they have been riding on the current dilapidated bus when it has broken down around town. One RAB member asked why we didn't get an even larger bus. The answer: budget limitations only allowed us to be able to purchase a 26 passenger-sized bus.

Housing Choice Voucher Program: Director Robin Dix was introduced to the RAB as this was her first RAB meeting since joining the Housing Authority of DeKalb County in December 2010. Robin reported that the Housing Choice Division was about to go through major changes and improvements in order to provide better customer service, business efficiency and yes, resident services delivery. RAB member Edwina Taylor asked about whether or not customer service on the telephone would specifically be addressed. Ms. Taylor said how rude many of the case workers have been. Robin promised that that would absolutely be addressed. Ms. Taylor also asked if any investigation can be done at Friendly Heights. Although she has moved due to poor conditions, Ms. Taylor thought the Housing Authority should know that there are rats there and it is very poorly managed. Since Housing Authority voucher holders live there, Ms. Taylor wondered if anything could be done. Robin said that a special investigation could be done in cases like this and she would order one immediately to find out what's going on. If matters are found to be unacceptable, we can begin a process to move Housing Choice Voucher holders out of Friendly Heights.

Other Matters: Paula Gwynn Grant reported on upcoming increased services at all Housing Authority properties. Highlights of her report included: the new partnership with Wonderland Gardens (www.wonderlandgardens.com) will begin in the month of April for all Hairston Lake, Spring Chase II and Tobie Grant senior residents who sign up on the usual first come-first served basis; the Tobie Grant Garden Club will help the Hairston Lake Garden Club establish themselves and set up their new garden in the best way; and that computer classes are coming in May.

RAB member Virginia McClinton asked if Bingo could be added to the list of resident activities. RAB member Ms. Mattie Tumblin asked if there could be some informational workshops for diabetics since there are such high numbers of cases in our communities. Paula vowed to get these on the calendars right away. They were exactly the types of activities that were needed.

Ms. Zenith Stevens, RAB member, asked about the process of signing up for resident activities. She informed the group that the one person often goes to the leasing office and signs up themselves as well as many friends. Consequently, many other residents do not ever get an opportunity to sign up for activities. They stay full. But on the day of the event, many of those who signed up are no-shows.

So, the RAB voted unanimously to establish that all residents may only sign themselves up for events - in their own signature. No one may sign anyone else up for an event.

Secondly, Ms. Matthews brought up the issue of the pickup times for the Housing Authority Shuttle for each month's RAB meeting. Discussion was had around the best pickup times for each property. It will be as follows: Ashford Parkside 3:00 pm, Hairston Lake 4:00 pm, Spring Chase 4:15 pm, and Tobie Grant Manor 4:30 pm.



Tobie Grant Resident Meeting
March 8, 2011 5pm

Agenda

Welcome	<i>Paula Grant</i>
Property Update	<i>Bonita Tucker</i>
(PHA) Plan	<i>Janet Varner</i>
Scottdale Child Development Center	<i>Barbara Clay</i>
Giveaways	<i>Paula Grant</i>
Adjourn	

Have A Great Evening And Thank You For Coming!



PUBLIC HEARING

Wednesday, March 30th, 2011 at 10:00 am

Central Office of the Housing Authority of DeKalb County
750 Commerce Drive, Suite 201, Decatur, GA 30030

Agenda

Welcome

Discussion: Agency's PHA Plan FY2011

Adjourn

The Agency Plan will be available for review at this location Monday thru Friday from 9 am to 5pm and comments will be accepted before and during the Public Hearing.

For further information, please contact Janet Verner at 404-270-2519 or email jmv@dekalbhousing.org.

ATTACHMENT G:

There were no challenged Elements in the HADC FY 2011-2012 Annual Plan.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: GA237 Housing Authority of the County of Dekalb, GA	Grant Type and Number Capital Fund Program Grant No: GA06P237501-11 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval: 2011

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	129,383.00			
3	1408 Management Improvements	129,383.00			
4	1410 Administration (may not exceed 10% of line 21)	64,691.00			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	35,000.00			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	50,000.00			
10	1460 Dwelling Structures	40,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	25,000.00			
12	1470 Non-dwelling Structures	23,240.00			
13	1475 Non-dwelling Equipment	40,000.00			
14	1485 Demolition	.00			
15	1492 Moving to Work Demonstration	.00			
16	1495.1 Relocation Costs	.00			
17	1499 Development Activities ⁴	110,220.00			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		
PHA Name: GA237 Housing Authority of DeKalb County	Grant Type and Number Capital Fund Program Grant No: GA06P237501-11 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval: 2011

Type of Grant

Original Annual Statement

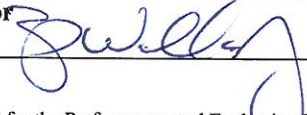
 Reserve for Disasters/Emergencies

 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending:

 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	.00			
19	1502 Contingency (may not exceed 8% of line 20)	.00			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	646,917.00			
21	Amount of line 20 Related to LBP Activities	.00			
22	Amount of line 20 Related to Section 504 Activities	.00			
23	Amount of line 20 Related to Security - Soft Costs	.00			
24	Amount of line 20 Related to Security - Hard Costs	.00			
25	Amount of line 20 Related to Energy Conservation Measures	.00			

Signature of Executive Director 	Date 04/12/2011	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: GA237 Housing Authority of DeKalb County			Grant Type and Number Capital Fund Program Grant No: GA06P237501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations	Operating expenses for TGM, AP, AL	1406 -	PHA wide	129,383.00				
Management Improvements	Trainings for staff, residents or board technical assistance / computer upgrades	1408 -	PHA wide	129,383.00				
Administration	Non-technical PHA salaries & employee contributions, travel & expenses	1410 -	PHA wide	64,691.00				
Fees & Costs	procurement supplies & activities, bid pkgs, mailing, advertising or printing	1430 -	PHA wide	35,000.00				
Site Improvements	install new sewer lines	1450 -	sitewide	20,000.00				
	install driveways, sidewalks or ramps	1450 -	sitewide	20,000.00				
	sod or reseed washed out lawn areas	1450 -	sitewide	5,000.00				
	tree removal or major pruning	1450-	sitewide	5,000.00				
	subtotal			50,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: GA237 Housing Authority of DeKalb County			Grant Type and Number Capital Fund Program Grant No: GA06P237501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Dwelling Structures TGM	install exterior doors -both entrances	1460 -	12 units	10,000.00				
	install interior doors, frames, repairs	1460 -	6 units	10,000.00				
	install new roof, decking, repairs, gutters	1460 -	4 bldgs	15,000.00				
	install new tile or carpeting	1460 -	12 units	5,000.00				
	subtotal			40,000.00				
Dwelling Equipment TGM,AP, AL	range & refrigerator replacement	1465 -	15 units	10,000.00				
	install new HVAC systems	1465 -	15 units	15,000.00				
	subtotal			25,000.00				
Non-Dwelling Struct. TGM,AP, AL	renovate maintenance shop and community centers, epoxy floors	1470 -	2 bldgs	13,000.00				
	renovate roof, gutter, fascia, soffit			10,240.00				
	subtotal			23,240.00				
Non-Dwelling Equip. TGM,AP, AL	tankless hot water heaters (3)	1475 -	1 bldg	20,000.00				
	Office furniture, Community Center equipment and furniture		2 bldgs	20,000.00				
	subtotal			40,000.00				
Development Activities	Redevelopment Activities	1499		110,220.00				
	GRAND TOTAL			646,917.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: GA237 Housing Authority of DeKalb County		GA06P237501-11			Federal FFY of Grant: 2011
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Estimated start date: 9/15/10					
GA237000001 Tobie Grant Manor	03/15/13		09/15/14		
GA237000003 Ashford Parkside	03/15/13		09/15/14		
GA237000004 Ashford Landing	03/15/13		09/15/14		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: Housing Authority of the County of DeKalb, GA	GA237	Grant Type and Number Capital Fund Program Grant No: GA06P237501-10 Replacement Housing Factor Grant No: Date of CFFP:
		FFY of Grant: 2010 FFY of Grant Approval: 2011

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 12/31/2010 Revised Annual Statement (revision no: 1 effective 4/12/2011)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	129,382.00	129,383.00	0	0
3	1408 Management Improvements	77,691.00	129,383.00	0	0
4	1410 Administration (may not exceed 10% of line 21)	64,691.00	64,691.00	0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	20,153.00	35,000.00	0	0
8	1440 Site Acquisition	0			
9	1450 Site Improvement	80,000.00	95,220.00	0	0
10	1460 Dwelling Structures	148,000.00	80,000.00	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	80,000.00	48,240.00	0	0
12	1470 Non-dwelling Structures	27,000.00	25,000.00	0	0
13	1475 Non-dwelling Equipment	20,000.00	40,000.00	0	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

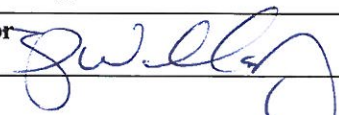
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: GA237 Housing Authority of DeKalb County	Grant Type and Number Capital Fund Program Grant No: GA06P23750110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2011 PHA PLAN FY2011			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 effective 4/12/2011)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	646,917.00	646.917.00	0	0
21	Amount of line 20 Related to LBP Activities	.00	.00		
22	Amount of line 20 Related to Section 504 Activities	.00	.00		
23	Amount of line 20 Related to Security - Soft Costs	.00	.00		
24	Amount of line 20 Related to Security - Hard Costs	.00	.00		
25	Amount of line 20 Related to Energy Conservation Measures	.00	.00		
Signature of Executive Director 		Date 04/12/2011		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: GA237 Housing Authority of DeKalb County			Grant Type and Number Capital Fund Program Grant No: GA06P23750110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010 PHA PLAN FY2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations	Operating expenses	1406 -	PHA wide	129,382.00	129,383.00	0	0	not started
Management Improvements	Trainings for staff, residents or board technical assistance /computer upgrades	1408 -	PHA wide	77,691.00	129,383.00	0	0	not started
Administration	Non-technical PHA salaries & employee contributions, travel & expenses	1410 -	PHA wide	64,691.00	64,691.00	0	0	not started
Fees & Costs	procurement supplies & activities, bid pkgs, mailing, advertising or printing	1430 -	PHA wide	20,153.00	35,000.00	0	0	not started
Site Improvements	install lighting / fencing / railing	1450 -	sitewide	8,000.00	18,000.00			
	install driveways, sidewalks or ramps	1450 -	3 units	16,000.00	16,000.00			
	install new exterior water lines	1450 -	14 units	45,000.00	45,000.00			
	install new utility lines	1450 -	3 units	5,000.00	5,000.00			
	sod or reseed washed out lawn areas	1450 -	sitewide	4,000.00	9,220.00			
	tree removal or major pruning	1450 -	sitewide	2,000.00	2,000.00			
	subtotal			80,000.00	95,220.00	0	0	not started

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: GA237 Housing Authority of DeKalb County			Grant Type and Number Capital Fund Program Grant No: GA06P23750110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010 PHA PLAN FY2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Dwelling Structures	install exterior doors -both entrances	1460 -	12 units	20,000.00	20,000.00			
TGM	install interior doors, frames, repairs	1460 -	6 units	18,000.00	10,000.00			
TGM	install new roof, decking, repairs, gutters	1460 -	4 bldgs	100,000.00	40,000.00			
TGM	install new tile or carpeting	1460 -	12 units	10,000.00	10,000.00			
	subtotal			148,000.00	80,000.00	0	0	not started
Dwelling Equipment	range & refrigerator replacement	1465 -	4 units	5,000.00	5,000.00			
TGM	install new HVAC systems	1465 -	15 units	75,000.00	43,240.00			
	subtotal			80,000.00	48,240.00	0	0	not started
Non-Dwelling Struct	renovate maintenance shop and	1470 -	2 bldg	7,000.00	7,000.00			
.TGM, AP, AL	community centers epoxy floor			20,000.00	18,000.00			
TGM, AP, AL	renovate roof, gutter, fascia, soffit							
	subtotal			27,000.00	25,000.00	0	0	not started
Non-Dwelling Equip.	tankless hot water heaters (5)	1475 -	1bldg	20,000.00	40,000.00	0	0	not started
TGM								
	GRAND TOTAL			646,917.00	646,917.00	0	0	not started

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: GA237 Housing Authority of DeKalb County	GA06P23750110	Federal FFY of Grant: 2010 PHA PLAN FY2011
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Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Estimated start date: 9/15/11					
GA237000001 Tobie Grant Manor	03/15/12		09/15/13		
GA237000003 Ashford Parkside	03/15/12		09/15/13		
GA237000004 Ashford Landing	03/15/12		09/15/13		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: Housing Authority of the County of DeKalb	Grant Type and Number Capital Fund Program Grant No: GA06P23750109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2011 PHA PLAN

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:2 effective 4/12/2011)
 Performance and Evaluation Report for Period Ending: 12/31/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	60,300.00	120,000.00	0	0
3	1408 Management Improvements	60,300.00	120,000.00	0	0
4	1410 Administration (may not exceed 10% of line 21)	60,300.00	60,300.00	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	25,000.00	25,000.00	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	60,000.00	113,029.00	0	0
10	1460 Dwelling Structures	125,000.00	125,000.00	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	15,000.00	15,000.00	0	0
12	1470 Non-dwelling Structures	10,000.00	10,000.00	0	0
13	1475 Non-dwelling Equipment	10,000.00	15,000.00	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities ⁴	177,429.00	0	0	0

¹ To be completed for the Performance and Evaluation Report.


² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of DeKalb County GA237		Grant Type and Number Capital Fund Program Grant No: GA06P23750109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2011 PHA PLAN	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 effective 4/12//2011) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	.00	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	.00	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	.00	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	603,329.00	603,329.00	0	0
21	Amount of line 20 Related to LBP Activities	.00	0	0	0
22	Amount of line 20 Related to Section 504 Activities	.00	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	.00	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	.00	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	.00	0	0	0
Signature of Executive Director 		Date 04/12/2011		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: GA237 Housing Authority of DeKalb County			Grant Type and Number Capital Fund Program Grant No: GA06P23750109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009 PHA PLAN FY2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations	operating expenses for	1406 -	PHA wide	60,300.00	120,000.00	0	0	not started
Management Improvements	Training for resident, board & staff, trainers & general technical assistance	1408 -	PHA wide	60,300.00	120,000.00	0	0	not started
Administration	Non-technical PHA salaries & employee contributions, travel & expenses	1410 -	PHA wide	60,300.00	60,300.00	0	0	not started
Fees & Costs	Procurement activities, bid packages, etc	1430 -	PHA wide	10,000.00	10,000.00	0	0	
	A&E, Technical or Consulting Services	1430 -	PHA wide	15,000.00	15,000.00	0	0	
	subtotal			25,000.00	25,000.00	0	0	not started
Site Improvements TGM, AP, AL						0	0	
	install concrete driveways & sidewalks	1450 -	sitewide	10,000.00	40,000.00	0	0	
	install sidewalk railing and/or repair	1450-	sitewide	10,000.00	20,000.00	0	0	
	install steel fence around maint shop	1450 -	sitewide	15,000.00	15,000.00	0	0	
	install new utility lines	1450 -	10 bldgs	15,000.00	20,000.00	0	0	
	remove leaning trees or major pruning	1450 -	sitewide	10,000.00	18,029.00	0	0	
	subtotal			60,000.00	113,029.00	0	0	not started

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of DeKalb County GA237			Grant Type and Number Capital Fund Program Grant No: GA06P23750109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009 PHA PLAN 2011		

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Dwelling Structures TGM, AP, AL								
	install exterior doors front & back	1460 -	8 units	25,000.00	25,000.00	0	0	
	install interior doors or windows	1460	8 units	10,000.00	10,000.00	0	0	
	install new roofs, decking or gutters	1460 -	4 units	10,000.00	10,000.00	0	0	
	install new cabinets in kitchen or bath	1460 -	10 units	10,000.00	10,000.00	0	0	
	install new bath tiles or faucets	1460 -	16 units	20,000.00	20,000.00	0	0	
	install new siding, fascia of soffit boards	1460 -	10 bldgs	50,000.00	50,000.00	0	0	
	subtotal			125,000.00	125,000.00			not started
Dwelling Equipment	install new range and/or refrigerator	1465 -	8 units	15,000.00	15,000.00	0	0	not started
Non-Dwelling Struct.	install new entry doors, frame, hardware	1470 -	1 bldg	10,000.00	10,000.00	0	0	not started
Non-Dwelling Equip.	install new range and/or refrigerator	1475 -	1 bldg	10,000.00	15,000.00	0	0	not started
Demolition	JFE Redevelopment Plan	1485 -	sitewide	.00	0	0	0	
Development Activity	JFE Redevelopment Plan	1499 -	sitewide	373,329.00	0	0	0	deleted
	GRAND TOTAL			603,329.00	603,329.00	0	0	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of DeKalb County GA237		GA06P23750109		Federal FFY of Grant: 2009 PHA PLAN 2011	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Estimated start date 9/15/09					
GA237000001 Tobie Grant Manor	03/15/11		09/15/12		
GA237000002 Johnson Ferry East	03/15/11		09/15/12		
GA237000003 Ashford Parkside	03/15/11		09/15/12		
GA237000004 Ashford Landing	03/15/11		09/15/12		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary					
PHA Name: Housing Authority of the County of Dekalb, GA		Grant Type and Number Capital Fund Program Grant No: GA06P23750108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: FY2011 PHA Plan
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:2 effective 4/12/2011) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	83,000.00	166,000.00	166,000.00	83,000.00
3	1408 Management Improvements	27,950.00	62,002.55	62,002.55	0
4	1410 Administration (may not exceed 10% of line 21)	83,000.00	83,000.00	83,000.00	13,833.34
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	11,187.00	11,187.00	11,187.00	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	40,000.00	43,200.00	43,200.00	40,000.00
10	1460 Dwelling Structures	135,000.00	367,170.00	367,170.00	32,440.00
11	1465.1 Dwelling Equipment—Nonexpendable	10,000.00	77,577.45	77,577.45	0
12	1470 Non-dwelling Structures	15,000.00	15,000.00	15,000.00	7,800.00
13	1475 Non-dwelling Equipment	0	0	0	0
14	1485 Demolition	5,000.00	5,000.00	5,000.00	4,976.02
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities ⁴	420,000.00	0	0	0

¹ To be completed for the Performance and Evaluation Report.

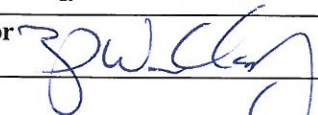
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the County of Dekalb, GA		Grant Type and Number Capital Fund Program Grant No: GA06P23750108 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2008 FFY of Grant Approval: FY2011 PHA Plan	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: effective 4/12/2011) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	830,137.00	830,137.00	830,137.00	182,049.36
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 04/12/2011		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Dekalb, GA			Grant Type and Number Capital Fund Program Grant No: GA06P23750108 CFPP (Yes/ No): no Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008 2011 PHA Plan		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations	Operations	1406	PHA-wide	83,000.00	166,000.00	166,000.00	83,000.00	in progress
	Operations Subtotal			83,000.00	166,000.00	166,000.00	83,000.00	
Management Improvements	Training, Trainer(s) for staff, board or residents and general technical assistance	1408	PHA wide	23,950.00	58,002.55	58,002.55	0	not started
	Record keeping improvements improvements/management, website imp.	1408	PHA wide	4,000.00	4,000.00	4,000.00	0	not started
	Management Improvements Subtotal			27,950.00	62,002.55	62,002.55	0	
Administration	Non-Technical PHA salaries & employee contributions	1410	TGM PHA-wide	50,000.00 28,000.00	50,000.00 28,000.00	50,000.00 28,000.00	13,833.34 0	in progress not started
	Travel, advertising, printing & PR	1410	PHA wide	5,000.00	5,000.00	5,000.00	0	not started
	Administration Subtotal			83,000.00	83,000.00	83,000.00	13,833.34	not started
Fees & Costs	Procurement activities	1430	PHAwide	5,000.00	5,000.00	5,000.00	0	not started
	A&E Services	1430	PHA-wide	6,187.00	6,187.00	6,187.00	0	not started
	Fees & Costs Subtotal			11,187.00	11,187.00	11,187.00	0	
Site Improvements	Site Improvements, landscaping & shrubs	1450 - TGM	sitewide	30,000.00	33,200.00	33,200.00	30,000.00	in progress
	Improve entrances & lighting	1450 - TGM	sitewide	10,000.00	10,000.00	10,000.00	10,000.00	completed
	Site Improvement Subtotal			40,000.00	43,200.00	43,200.00	40,000.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Dekalb, GA			Grant Type and Number Capital Fund Program Grant No: GA06P23750108 CFFP (Yes/ No): no Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008 2011 PHA Plan		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Dwelling Structures	Improve building foundations	1460 - TGM	18 bldgs	10,000.00	102,530.00	102,530.00	10,000.00	
	Install new or resurface bath tubs	1460 - TGM	6 units	6,000.00	6,000.00	6,000.00	5,440.00	
	Install new windows or doors	1460 - TGM	16 units	34,000.00	10,000.00	10,000.00	10,000.00	
	Install carpeting or flooring	1460 - TGM	7 units	7,000.00	61,450.00	61,450.00	7,000.00	
	Install new roofs, decking or gutters	1460 - TGM	4 bldgs	65,000.00	5,440.00	5,440.00		
	Install insulation or new overhang/soffit	1460 - TGM	12 units	13,000.00	13,000.00	4,000.00		
	HVAC replacement	1460 - TGM	20 units	0	85,000.00	85,000.00		
	Install cabinets and countertops	1460 - TGM	20 units	0	92,750.00	92,750.00		
	Dwelling Structure Subtotal			135,000.00	367,170.00	367,170.00	32,440.00	in progress
Dwelling Equipment	Install new range /refrigerator	1465 - TGM	12 units	10,000.00	77,577.45	77,577.45	0	not started
	Dwelling Equipment Subtotal			10,000.00	77,577.45	77,577.45	0	
Non-Dwelling Structure	Upgrade to community center or office	1470 - TGM	1 bldg	15,000.00	15,000.00	15,000.00	7,800.00	in progress
	Non-Dwelling Structure Subtotal			15,000.00	15,000.00	15,000.00	7,800.00	
Non-Dwelling Equip.	New furniture or equipment for office or community center	1475 - TGM	1 bldg	5,000.00	5,000.00	5,000.00	4,976.02	in progress
Development Activities	JFE Revitalization Plan Activities	1499 - JFE	132 units	420,000.00	0	0	0	deleted
	GRAND TOTAL			830,137.00	830,137.00	830,137.00	182,049.36	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the County of DeKalb, GA				GA06P23750108	
				Federal FFY of Grant: 2008 2011 PHA Plan	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
GA237000001 Tobie Grant Manor	3/15/10	06/11/2010	9/15/11		
GA237000002 Johnson Ferry East	3/15/10	06/11/2010	9/15/11		
GA237000003 Ashford Parkside	3/15/10	06/11/2010	9/15/11		
GA237000004 Ashford Landing	03/15/10	06/11/2010	09/15/11		
PHA-WIDE	03/15/10	06/11/2010	09/15/11		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: Housing Authority of the County of DeKalb, GA	Grant Type and Number Capital Fund Program Grant No: GA06P23750107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval: 2011 PHA Plan

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 02/18/2011 Revised Annual Statement (revision no:2 effective 2/24/2011)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	33,000.00	141,109.14	141,109.14	0
3	1408 Management Improvements	75,000.00	75,000.00	75,000.00	12,509.53
4	1410 Administration (may not exceed 10% of line 21)	109,847.00	109,847.00	109,847.00	109,847.00
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	2,205.00	2,205.00	2,205.00
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	20,000.00	15,247.90	15,247.90	15,247.90
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	4,000.00	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	0	0	0	0
14	1485 Demolition	650,000.00	598,140.00	598,140.00	598,140.00
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities ⁴	206,630.00	156,927.96	156,927.96	156,927.96

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the County of Dekalb, GA		Grant Type and Number Capital Fund Program Grant No: GA06P23750107 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2007 FFY of Grant Approval: 2011 PHA Plan	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: #2 effective 2/24/2011) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 02/18/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	
19	1502 Contingency (may not exceed 8% of line 20)		0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,098,477.00	1,098,477.00	1,098,477.00	894,877.39
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 04/12/2011		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Dekalb, GA			Grant Type and Number Capital Fund Program Grant No: GA06P23750107 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007 FFY: 2011 PHA Plan		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations	TGM Operations	1406	TGM	33,000	141,109.14	141,109.14	0	completed
	Operations Subtotal	1406	TGM	33,000	141,109.14	141,109.14	0	
Management	Training for HADC staff and board	1408	TGM	5,000.00	5,000.00	5,000.00	0	ongoing
Improvements	Technical assistance, self-sufficiency programs & resident services	1408	TGM	60,000.00	40,000.00	40,000.00	0	ongoing
			PHA wide	10,000.00	30,000.00	30,000.00	12,509.53	ongoing
	Management Improvements Subtotal	1408		75,000.00	75,000.00	75,000.00	12,509.53	
Administration	Non-Technical PHA salaries & employee contributions	1410	JFE	54,923.51	54,923.51	54,923.51	54,923.51	completed
			TGM	40,911.49	40,911.49	40,911.49	40,911.49	completed
			PHA wide	14,012.00	14,012.00	14,012.00	14,012.00	completed
	Administration Subtotal	1410		109,847.00	109,847.00	109,847.00	109,847.00	
Fees & Costs	Architectural & Engineering Services	1430	JFE	0	2,205.00	2,205.00	2,205.00	completed
					0	2,205.00	2,205.00	2,205.00
	Fees & Costs Subtotal	1430						
Site Improvements	Landscape improvements	1450	TGM	20,000.00	15,247.90	15,247.90	15,247.90	completed
	Site Improvements Subtotal	1450		20,000.00	15,247.90	15,247.90	15,247.90	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Dekalb, GA			Grant Type and Number Capital Fund Program Grant No: GA06P23750107 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007 FFY: 2011 PHA Plan		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Dwelling Equipment	Order & install new range/refrigerator	1465	TGM	4,000	0	0	0	deleted
	Dwelling Equipment Subtotal	1465		4,000	0	0	0	
Demolition	Johnson Ferry East Apts - 322 units	1485	JFE	650,000.00	598,140.00	598,140.00	598,140.00	completed
	Demolition Subtotal	1485		650,000.00	598,140.00	598,140.00	598,140.00	
Development Activities	JFE Redevelopment Plan for Ashford Parkside and Ashford Landing	1499		206,630.00	156,927.96	156,927.96	156,927.96	completed
	Development Activities Subtotal	1499		206,630.00	156,927.96	156,927.96	156,927.96	
	GRAND TOTAL			1,098,477.00	1,098,477.00	1,098,477.00	894,877.39	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the County of Dekalb, GA				GA06P23750107	
				Federal FFY of Grant: 2007 FFY: 2011 PHA Plan	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
GA237000001	3/15/09	6/30/09	9/15/10		
Tobie Grant Manor Apts					
GA237000002	3/15/09	6/30/09	9/15/10		
Johnson Ferry East Apts					
PHA-WIDE	3/15/09	6/30/09	9/15/10		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary					
PHA Name: Housing Authority of the County of DeKalb, GA GA237		Grant Type and Number Capital Fund Program Grant No: GA06S23750109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2011 PHA PLAN
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2011 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	.00	.00	.00	.00
2	1406 Operations (may not exceed 20% of line 21) ³	.00	.00	.00	.00
3	1408 Management Improvements	.00	.00	.00	.00
4	1410 Administration (may not exceed 10% of line 21)	136,131.00	136,131.00	136,131.00	136,131.00
5	1411 Audit	.00	.00	.00	.00
6	1415 Liquidated Damages	.00	.00	.00	.00
7	1430 Fees and Costs	.00	.00	.00	.00
8	1440 Site Acquisition	.00	.00	.00	.00
9	1450 Site Improvement	130,200.00	107,274.65	107,274.65	107,274.65
10	1460 Dwelling Structures	131,180.00	318,693.79	318,693.79	318,693.79
11	1465.1 Dwelling Equipment—Nonexpendable	247,816.00	91,531.56	91,531.56	91,531.56
12	1470 Non-dwelling Structures	49,585.00	51,181.00	51,181.00	51,181.00
13	1475 Non-dwelling Equipment	19,400.00	9,500.00	9,500.00	9,500.00
14	1485 Demolition	647,000.00	647,000.00	647,000.00	647,000.00
15	1492 Moving to Work Demonstration	.00	.00	.00	.00
16	1495.1 Relocation Costs	.00	.00	.00	.00
17	1499 Development Activities ⁴	.00	.00	.00	.00

¹ To be completed for the Performance and Evaluation Report.

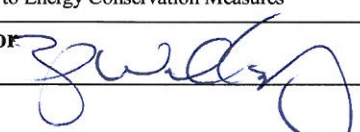
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of DeKalb County GA237		Grant Type and Number Capital Fund Program Grant No: GA06S23750109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2011 PHA PLAN as of 3/31/11	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2011 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	.00	.00	.00	.00
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	.00	.00	.00	.00
19	1502 Contingency (may not exceed 8% of line 20)	.00	.00	.00	.00
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,361,312.00	1,361,312.00	1,361,312.00	1,361,312.00
21	Amount of line 20 Related to LBP Activities	.00	.00	.00	.00
22	Amount of line 20 Related to Section 504 Activities	.00	.00	.00	.00
23	Amount of line 20 Related to Security - Soft Costs	.00	.00	.00	.00
24	Amount of line 20 Related to Security - Hard Costs	.00	.00	.00	.00
25	Amount of line 20 Related to Energy Conservation Measures	1,361,312.00	1,361,312.00	1,361,312.00	1,361,312.00
Signature of Executive Director 		Date 04/12/2011		Signature of Public Housing Director _____ Date _____	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of DeKalb County GA237			GA06S23750109		Federal FFY of Grant: 2009 FY2011 PHA PLAN
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Grant Start date: 8/4/09					
GA237000001 Tobie Grant Manor	03/17/10	03/12/10	08/15/11	3/31/11	
GA237000002 Johnson Ferry East	03/17/10	03/12/10	08/15/11	3/31/11	
NOTE: Budget Revisions made to Close-out Grant	Voucher	#103-025382 for	\$8,624.56 was charged	to 1460 but should be	charged to 1465
	Voucher	#103-026377 for	\$2,907.00 was charged	to 1460 but should be	charged to 1465
	Voucher	#103-034913 for	\$74,376.00 was charged	to 1465 but should be	charged to 1460
	Voucher	#103-036202 for	\$48,395.04 was charged	to 1465 but should be	charged to 1460
	Voucher	#103-033494 for	\$1,596.00 was charged	to 1475 but should be	charged to 1470

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: GA237 Housing Authority of DeKalb County		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R237501-11 Date of CFFP:			FFY of Grant: 2011 FFY of Grant Approval: 2011
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	.00		0	0
2	1406 Operations (may not exceed 20% of line 21) ³	.00		0	0
3	1408 Management Improvements	.00		0	0
4	1410 Administration (may not exceed 10% of line 21)	.00		0	0
5	1411 Audit	.00		0	0
6	1415 Liquidated Damages	.00		0	0
7	1430 Fees and Costs	.00		0	0
8	1440 Site Acquisition	.00		0	0
9	1450 Site Improvement	.00		0	0
10	1460 Dwelling Structures	.00		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	.00		0	0
12	1470 Non-dwelling Structures	.00		0	0
13	1475 Non-dwelling Equipment	.00		0	0
14	1485 Demolition	.00		0	0
15	1492 Moving to Work Demonstration	.00		0	0
16	1495.1 Relocation Costs	.00		0	0
17	1499 Development Activities ⁴	497,925.00		0	0

¹ To be completed for the Performance and Evaluation Report.

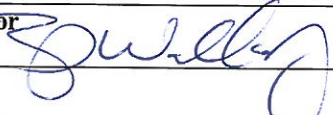
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: GA237 Housing Authority of DeKalb County		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R237501-11 Date of CFFP:		FFY of Grant:2011 FFY of Grant Approval: 2011	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	.00		0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	.00		0	0
19	1502 Contingency (may not exceed 8% of line 20)	.00		0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	497,925.00		0	0
21	Amount of line 20 Related to LBP Activities	.00		0	0
22	Amount of line 20 Related to Section 504 Activities	.00		0	0
23	Amount of line 20 Related to Security - Soft Costs	.00		0	0
24	Amount of line 20 Related to Security - Hard Costs	.00		0	0
25	Amount of line 20 Related to Energy Conservation Measures	.00		0	0
Signature of Executive Director 		Date 04/12/2011		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: GA237 Housing Authority of DeKalb County			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: GA06R237501-11			Federal FFY of Grant: 2011 FY2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations	Operating expenses for AP & AL	1406	PHA wide	.00		0	0	
Management	Resident, board & staff training	1408	PHA wide	.00		0	0	
Improvements	record keeping improvements	1408	PHA wide	.00		0	0	
	subtotal			.00		0	0	
Administration	Non-technical salaries & employee contributiions	1410	PHA wide	.00		0	0	
Fees & Costs	procurement activities, bid packages, etc	1430	PHA wide	.00		0	0	
	Technical or consulting services	1430	PHA wide	.00		0	0	
	subtotal			.00		0	0	
Development Activity	per JFE Redevelopment Plan	1499	sitewide	497,925.00		0	0	
	GRAND TOTAL			497,925.00		0	0	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: GA237 Housing Authority of DeKalb County			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: GA06R237501-11			Federal FFY of Grant: 12011 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: GA237		GA06R237501-11			Federal FFY of Grant: 2011
Housing authority of DeKalb County					FY2011
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
estimated start date 9/15/12					Reviewing Redevelopment Plans
GA237000003	03/15/14		09/15/15		
Ashford Parkside					
GA237000004	03/15/14		09/15/15		
Ashford Landing					

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: GA237 Housing Authority of DeKalb County	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R237501-10 Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2011 PHA PLAN FY2011

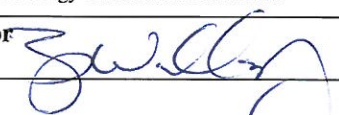
Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/10 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	.00	.00	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	.00	.00	0	0
3	1408 Management Improvements	.00	.00	0	0
4	1410 Administration (may not exceed 10% of line 21)	.00	.00	0	0
5	1411 Audit	.00	.00	0	0
6	1415 Liquidated Damages	.00	.00	0	0
7	1430 Fees and Costs	.00	.00	0	0
8	1440 Site Acquisition	.00	.00	0	0
9	1450 Site Improvement	.00	.00	0	0
10	1460 Dwelling Structures	.00	.00	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	.00	.00	0	0
12	1470 Non-dwelling Structures	.00	.00	0	0
13	1475 Non-dwelling Equipment	.00	.00	0	0
14	1485 Demolition	.00	.00	0	0
15	1492 Moving to Work Demonstration	.00	.00	0	0
16	1495.1 Relocation Costs	.00	.00	0	0
17	1499 Development Activities ⁴	497,925.00	497,925.00	0	0

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: GA237 Housing Authority of DeKalb County	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R237501-10 Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval: 2011 PHA PLAN FY2011			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	.00	.00	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	.00	.00	0	0
19	1502 Contingency (may not exceed 8% of line 20)	.00	.00	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	497,925.00	497,925.00	0	0
21	Amount of line 20 Related to LBP Activities	.00	.00	0	0
22	Amount of line 20 Related to Section 504 Activities	.00	.00	0	0
23	Amount of line 20 Related to Security - Soft Costs	.00	.00	0	0
24	Amount of line 20 Related to Security - Hard Costs	.00	.00	0	0
25	Amount of line 20 Related to Energy Conservation Measures	.00	.00	0	0
Signature of Executive Director 		Date 04/12/2011		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: GA237 Housing Authority of DeKalb County			Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/ No): Replacement Housing Factor Grant No: GA06R237501-10			Federal FFY of Grant: 2010 PHA PLAN FY2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations	Operating expenses for AP & AL	1406	PHA wide	.00	.00	0	0	
Management	Resident, board & staff training	1408	PHA wide	.00	.00	0	0	
Improvements	record keeping improvements	1408	PHA wide	.00	.00	0	0	
	subtotal			.00	.00	0	0	
Administration	Non-technical salaries & employee contributiions	1410	PHA wide	.00	.00	0	0	
Fees & Costs	procurement activities, bid packages, etc	1430	PHA wide	.00	.00	0	0	
	Technical or consulting services	1430	PHA wide	.00	.00	0	0	
	subtotal			.00	.00	0	0	
Development Activity	per JFE Redevelopment Plan	1499	sitewide	497,925.00	497,925.00	0	0	
	GRAND TOTAL			497,925.00	497,925.00	0	0	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: GA237 Housing Authority of DeKalb County			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: GA06R237501-10			Federal FFY of Grant: 2010 PHA PLAN FY2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: GA237		GA06R237501-10			Federal FFY of Grant: 2010
Housing authority of DeKalb County					PHA PLAN FY2011
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
estimated start date 9/15/12					Reviewing Redevelopment Plans
GA237000003	03/15/14		09/15/15		
Ashford Parkside					
GA237000004	03/15/14		09/15/15		
Ashford Landing					

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary	
PHA Name: GA237 Housing Authority of DeKalb County	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R23750309 Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2011 PHA PLAN FY2010	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 12/31/10 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	.00	.00	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	.00	.00	0	0
3	1408 Management Improvements	.00	.00	0	0
4	1410 Administration (may not exceed 10% of line 21)	.00	.00	0	0
5	1411 Audit	.00	.00	0	0
6	1415 Liquidated Damages	.00	.00	0	0
7	1430 Fees and Costs	.00	.00	0	0
8	1440 Site Acquisition	.00	.00	0	0
9	1450 Site Improvement	.00	.00	0	0
10	1460 Dwelling Structures	.00	.00	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	.00	.00	0	0
12	1470 Non-dwelling Structures	.00	.00	0	0
13	1475 Non-dwelling Equipment	.00	.00	0	0
14	1485 Demolition	.00	.00	0	0
15	1492 Moving to Work Demonstration	.00	.00	0	0
16	1495.1 Relocation Costs	.00	.00	0	0
17	1499 Development Activities ⁴	199,175.00	199,175.00	0	0

¹ To be completed for the Performance and Evaluation Report.

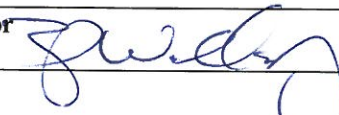
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: GA237 Housing Authority of DeKalb County		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R23750309 Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval: 2011 PHA PLAN FY2011	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	.00	.00	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	.00	.00	0	0
19	1502 Contingency (may not exceed 8% of line 20)	.00	.00	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	199,175.00	199,175.00	0	0
21	Amount of line 20 Related to LBP Activities	.00	.00	0	0
22	Amount of line 20 Related to Section 504 Activities	.00	.00	0	0
23	Amount of line 20 Related to Security - Soft Costs	.00	.00	0	0
24	Amount of line 20 Related to Security - Hard Costs	.00	.00	0	0
25	Amount of line 20 Related to Energy Conservation Measures	.00	.00	0	0
Signature of Executive Director 		Date 04/12/2011		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: GA237 Housing Authority of DeKalb County			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: GA06R23750309			Federal FFY of Grant: 2009 PHA PLAN FY2011		FFY: FY2011
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations	Operating expenses for AP & AL	1406	PHA wide	.00	.00	0	0	
Management Improvements	Resident, board & staff training record keeping improvements	1408 1408	PHA wide PHA wide	.00 .00	.00 .00	0 0	0 0	
	subtotal			.00	.00	0	0	
Administration	Non-technical salaries & employee contributiions	1410	PHA wide	.00	.00	0	0	
Fees & Costs	procurement activities, bid packages, etc Technical or consulting services	1430 1430	PHA wide PHA wide	.00 .00	.00 .00	0 0	0 0	
	subtotal			.00	.00	0	0	
Development Activity	per JFE Redevelopment Plan	1499	sitewide	199,175.00	199,175.00	0	0	
	GRAND TOTAL			199,175.00	199,175.00	0	0	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: GA237 Housing Authority of DeKalb County			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: GA06R23750309			Federal FFY of Grant: 2009 FFY: 2011 PHA PLAN FY2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name: GA237		GA06R23750309			Federal FFY of Grant: 2009	FFY: FY2011
Housing authority of DeKalb County					PHA PLAN FY2011	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
estimated start date 9/15/12					Reviewing Redevelopment Plans	
GA237000003	03/15/13		09/15/15			
Ashford Parkside						
GA237000004	03/15/13		09/15/15			
Ashford Landing						

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary	
PHA Name: GA237 Housing Authority of DeKalb County	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R23750109 Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2011 PHA PLAN 2011	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 12/31/10 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	.00	.00	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	.00	.00	0	0
3	1408 Management Improvements	.00	.00	0	0
4	1410 Administration (may not exceed 10% of line 21)	.00	.00	0	0
5	1411 Audit	.00	.00	0	0
6	1415 Liquidated Damages	.00	.00	0	0
7	1430 Fees and Costs	.00	.00	0	0
8	1440 Site Acquisition	.00	.00	0	0
9	1450 Site Improvement	.00	.00	0	0
10	1460 Dwelling Structures	.00	.00	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	.00	.00	0	0
12	1470 Non-dwelling Structures	.00	.00	0	0
13	1475 Non-dwelling Equipment	.00	.00	0	0
14	1485 Demolition	.00	.00	0	0
15	1492 Moving to Work Demonstration	.00	.00	0	0
16	1495.1 Relocation Costs	.00	.00	0	0
17	1499 Development Activities ⁴	352,003.00	352,003.00	0	0

¹ To be completed for the Performance and Evaluation Report.

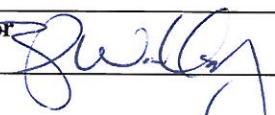
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: GA237 Housing Authority of DeKalb County		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R23750109 Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval: 2011 PHA PLAN 2011	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/10 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	.00	.00	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	.00	.00	0	0
19	1502 Contingency (may not exceed 8% of line 20)	.00	.00	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	352,003.00	352,003.00	0	0
21	Amount of line 20 Related to LBP Activities	.00	.00	0	0
22	Amount of line 20 Related to Section 504 Activities	.00	.00	0	0
23	Amount of line 20 Related to Security - Soft Costs	.00	.00	0	0
24	Amount of line 20 Related to Security - Hard Costs	.00	.00	0	0
25	Amount of line 20 Related to Energy Conservation Measures	.00	.00	0	0
Signature of Executive Director 		Date 04/12/2011		Signature of Public Housing Director _____	
				Date _____	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: GA237 Housing Authority of DeKalb County			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: GA06R23750109			Federal FFY of Grant: 2009 FY2011 PHA PLAN 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations	operating expenses for AP & AL	1406	PHA wide	.00	.00	0	0	
Management	Resident, board & staff training	1408	PHA wide	.00	.00	0	0	
Improvements	record keeping improvements	1408	PHA wide	.00	.00	0	0	
	subtotal			.00	.00	0	0	
Administration	Non-technical salaries & employee contributiions	1410	PHA wide	.00	.00	0	0	
Fees & Costs	procurement activities, bid packages, etc	1430	PHA wide	.00	.00	0	0	
	Technical or consulting services	1430	PHA wide	.00	.00	0	0	
	subtotal			.00	.00	0	0	
Development Activity	per JFE Redevelopment Plan	1499	sitewide	352,003.00	352,003.00	0	0	
	GRAND TOTAL			352,003.00	352,003.00	0	0	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: GA237 Housing Authority of DeKalb County			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: GA06R23750109			Federal FFY of Grant: 2009 PHA PLAN 2011		FFY: 2011
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name: GA237		GA06R23750109			Federal FFY of Grant: 2009	FFY: FY2011
Housing authority of DeKalb County					PHA PLAN 2011	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
estimated start date 9/15/09					Reviewing development plans	
GA237000003	03/15/14		09/15/15			
Ashford Parkside						
GA237000004	03/15/14		09/15/15			
Ashford Landing						

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: GA237 Housing Authority of the County of DeKalb, GA	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R23750108 Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval: 2011 PHA PLAN 2011

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations (may not exceed 20% of line 21) ³	0	0	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	0	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities ⁴	245,317.00	245,317.00	0	0

¹ To be completed for the Performance and Evaluation Report.

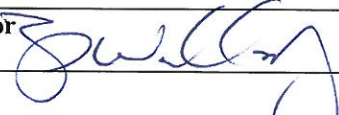
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the County of Dekalb, GA		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: GA06R23750108 Date of CFFP:		FFY of Grant: 2008 FFY of Grant Approval: 2011 PHA PLAN 2011	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	245,317.00	245,317.00	0	0
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	0	0	0	0
23	Amount of line 20 Related to Security - Soft Costs	0	0	0	0
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
Signature of Executive Director 		Date 04/12/2011		Signature of Public Housing Director _____ Date _____	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: GA237 Housing Authority of the County of Dekalb, GA			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: GA06R23750108			Federal FFY of Grant: 2008 FY2011 PHA PLAN 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations	Operations	1406	PHA-wide	0	0	0	0	
	Operations Subtotal	1406		0	0	0	0	
Management Improvements	Training for staff, board or residents and management improvements or technical assistance	1408	PHA-wide	0	0	0	0	
	Management Improvements Subtotal	1408		0	0	0	0	
Administration	Non-Technical PHA salaries & employee contributions	1410	PHA-wide	0	0	0	0	
	Administration Subtotal	1410		0	0	0	0	
Fees & Costs	Procurement costs	1430	PHA-wide	0	0	0	0	
	Fees & Costs Subtotal	1430		0	0	0	0	
Development Activities	Ashford Parkside/Ashford Landing	1499		245,317.00	245,317.00	0	0	not started
	Development Activities Subtotal			235,317.00	235,317.00	0	0	
	GRAND TOTAL			245,317.00	245,317.00	0	0	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Dekalb, GA			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: GA06R23750108			Federal FFY of Grant: 2008 FY2011 PHA PLAN 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: GA237 Housing Authority of the County of Dekalb, GA		GA06R23750108		Federal FFY of Grant: 2008 FY2011 PHA PLAN 2011	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Start date 9/15/08					
GA237000003 Ashford Parkside	3/15/13		9/15/15		Reviewing development plans

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

Part I: Summary						
PHA Name/Number GA237 Housing Authority of DeKalb County, GA		Locality (City/County & State) 750 Commerce Drive, Suite 201, Decatur, GA 30030			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development No. and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
	GA237000001 Tobie Grant Manor GA237000002 Johnson Ferry East GA237000003 Ashford Parkside		GA237000001 Tobie Grant Manor GA237000003 Ashford Parkside GA237000004 Ashford Landing	GA237000001 Tobie Grant Manor GA237000003 Ashford Parkside GA237000004 Ashford Landing GA237000005 Marketside Villa	GA237000001 Tobie Grant Manor GA237000003 Ashford Parkside GA237000004 Ashford Landing GA237000005 Marketside Villa	GA237000001 Tobie Grant Manor GA237000003 Ashford Parkside GA237000004 Ashford Landing GA237000005 Marketside Villa
B.	Physical Improvements Subtotal (Dwelling)	Annual Statement	66,316.00 16,000.00	96,645.00 16,000.00	40,000.00 20,000.00	40,000.00 20,000.00
C.	Management Improvements		59,700.00	85,400.00	82,650.00	82,650.00
D.	PHA-Wide Non-dwelling Structures and Equipment		10,000.00 5,000.00	15,000.00 5,000.00	10,000.00 10,000.00	10,000.00 10,000.00
E.	Administration		29,866.00	42,650.00	41,795.00	41,795.00
F.	Other - Site Improvements		36,000.00	66,000.00	50,000.00	50,000.00
	Other – Fees & costs		14,980.00	15,000.00	20,000.00	20,000.00
G.	Operations		29,866.00	42,650.00	42,650.00	42,650.00
H.	Demolition		0	0	0	0
I.	Development		44,800.00	43,750.00	110,000.00	110,000.00
J.	Capital Fund Financing – Debt Service		0	0	0	0
K.	Total CFP Funds		\$213,968.00	\$298,668.00	\$298,668.00	\$298,668.00
L.	Total Non-CFP Funds (RHF)		\$98,560.00	\$98,560.00	\$123,947.00	\$123,947.00
M.	Grand Total		\$312,528.00	\$428,095.00	\$422,635.00	\$422,635.00
	Tobie Grant Manor	200 units	200 units	200 units	200 units	200 units
	Ashford Parkside	30 units	30 units	30 units	30 units	30 units
	Ashford Landing	36 units	36 units	36 units	36 units	36 units
	Marketside Villas	0 units	0 units	17 units	17 units	17 units
	Total Units	266 units	266 units	283 units	283 units	283 units

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)				Housing Authority of DeKalb County, GA		
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year 2 FFY 2012		
	Development Number/Name	Quantity General Description of Major Work Categories	Estimated Cost	Development Number/Name	Quantity General Description of Major Work Categories	Estimated Cost
See	1406	Operations		1408	Management	
Annual	TGM	Operations	49,720.00	TGM	Staff training, mtgs or assistance	47,000.00
Statement	AP, AL	Operations	15,680.00	TGM	Resident mtgs, bus, newsletters	12,700.00
		Subtotal	29,866.00		Subtotal	59,700.00
	1410	Administration		1430	Fees & Costs	
	TGM	Staff salaries & expenses	20,826.00	TGM	Procurement: Bids, Ads, printing, etc	14,980.00
	TGM	Procurement, advertising, PR	10,824.00			
		Subtotal	29,866.00		Subtotal	14,980.00
	1450	Site Improvements		1460	Dwelling Structures	
	TGM	Install new sewer lines	19,000.00	TGM	Install new entry doors	30,000.00
	TGM	install new walkways & repairs	17,000.00	TGM	Install new carpeting / flooring	18,750.00
		Subtotal	36,000.00	TGM	Install interior lighting	7,566.00
	1465.1	Dwelling Equipment		TGM	Install new siding & soffit	10,000.00
	TGM	Install new 10 range / refrigerator	16,000.00		Subtotal	66,316.00
		Subtotal	16,000.00	1470	Non-Dwelling Structures	
	1475	Non-Dwelling Equipment		TGM	upgrade office, c center	6,000.00
	TGM	Office furniture / equipment	2,500.00		Upgrades to maintenance shop	4,000.00
	TGM	Community center furniture / equipment	2,500.00	1485	Subtotal	10,000.00
		Subtotal	5,000.00	1485	Demolition	
	1499	Development Activities			Subtotal	.00
	AP	Redevelopment activities	44,800.00			
		Subtotal	44,800.00			
					Subtotal of Estimated Cost	\$312,528.00

Part II: Supporting Pages – Physical Needs Work Statement(s)				Housing Authority of DeKalb County, GA		
Work Statement for Year 1 FFY 2011	Work Statement for Year 3 FFY 2013			Work Statement for Year 3 FFY 2013		
	Development Number/Name General	Quantity Description of Major Work Categories	Estimated Cost	Development Number/Name General	Quantity Description of Major Work Categories	Estimated Cost
See	1406	Operations		1408	Management	
Annual	TGM	Operations	29,850.00	TGM, AP & AL	Staff training, mtgs or assistance	59,720.00
Statement	AP & AL	Operations	12,800.00	TGM, AP & AL	Resident mtgs, bus, newsletters	25,680.00
		Subtotal	42,650.00		Subtotal	85,400.00
	1410	Administration		1430	Fees & Costs	
	TGM, AP, AL	Staff salaries & expenses	29,826.00	TGM	Procurement: Bids, Ads, printing, etc	10,490.00
	TGM, AP, AL	Procurement, advertising, PR	12,824.00	AP & AL	Procurement: Bids, Ads, printing, etc	4,510.00
		Subtotal	42,650.00		Subtotal	15,000.00
	1450	Site Improvements		1460	Dwelling Structures	
	TGM	Install new sewer lines	31,000.00	TGM	Install new entry doors	40,000.00
	TGM	Install new walkways or driveways	35,000.00	TGM	Install interior carpeting / flooring	18,750.00
		Subtotal	66,000.00	TGM	Install interior lighting	7,895.00
	1465.1	Dwelling Equipment		TGM	Install new siding & soffit	30,000.00
	TGM	Install new 10 range / refrigerator	16,000.00		Subtotal	96,645.00
		Subtotal	16,000.00	1470	Non-Dwelling Structures	
	1475	Non-Dwelling Equipment		TGM	Upgrade office bldg	10,000.00
	TGM	Office skylights	2,500.00		Subtotal	15,000.00
	TGM	Community center skylights	2,500.00	1485	Demolition	
		Subtotal	5,000.00			
		<i>Development Activities</i>			Subtotal	.00
	<i>AP, AL</i>	Re-development activities	42,750.00			
		Subtotal	43,750.00			
					Subtotal of Estimated Cost	\$427,095.00

Part II: Supporting Pages – Physical Needs Work Statement(s)				Housing Authority of DeKalb County, GA		
Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year 4 FFY 2014		
	Development Number/Name General	Quantity Description of Major Work Categories	Estimated Cost	Development Number/Name General	Quantity Description of Major Work Categories	Estimated Cost
See	1406	Operations		1408	Management	
Annual	TGM	Operations	29,826.00	TGM	Staff training, mtgs or assistance	59,826.00
Statement	AP & AL	Operations	12,824.00	TGM, AP, AL	Resident mtgs, bus, newsletters	32,824.00
		Subtotal	42,650.00		Subtotal	82,650.00
	1410	Administration		1430	Fees & Costs	
	TGM, AP, AL	Staff salaries & expenses	25,242.00	TGM	Procurement: Bids, Ads, printing, etc	11,994.00
	TGM, AP, AL	Procurement, advertising, PR	16,553.00	AP, AL	Procurement: Bids, Ads, printing, etc	8,006.00
		Subtotal	41,795.00		Subtotal	20,000.00
	1450	Site Improvements		1460	Dwelling Structures	
	TGM	Landscape improvements	20,000.00	TGM	Install interior light fixtures	9,000.00
	TGM	Plant new trees/prune old trees	10,000.00	TGM	Install new or resurface bathtubs	13,500.00
	TGM	Install hand railing	5,000.00	TGM	Install carpet in elderly apts	17,500.00
	TGM	Install walkways or driveways	15,000.00		Subtotal	40,000.00
		Subtotal	50,000.00			
	1465.1	Dwelling Equipment		1470	Non-Dwelling Structures	
	TGM	Install new 12 range & refrigerators	20,000.00	TGM	Upgrade community center	10,000.00
		Subtotal	20,000.00		Subtotal	10,000.00
	1475	Non-Dwelling Equipment		1485	Demolition	
	TGM	Office furniture / equipment	5,000.00			
	TGM	Community center furniture	5,000.00		Subtotal	.00
		Subtotal	10,000.00			
	1499	Development Activities				
	AP, AL	Redevelopment activities	110,000.00			
		Subtotal	110,000.00			
					Subtotal of Estimated Cost	\$427,095.00

Part II: Supporting Pages – Physical Needs Work Statement(s)				Housing Authority of DeKalb County, GA		
Work Statement for Year 1 FFY 2011	Work Statement for Year 5 FFY 2015			Work Statement for Year 5 FFY 2015		
	Development Number/Name General	Quantity Description of Major Work Categories	Estimated Cost	Development Number/Name General	Quantity Description of Major Work Categories	Estimated Cost
See	1406	Operations		1408	Management	
Annual	TGM	Operations	29,826.00	TGM, AP, AL	Staff training, mtgs or assistance	59,826.00
Statement	AP, AL	Operations	12,824.00	TGM, AP, AL	Resident mtgs, bus, newsletters	32,824.00
		Subtotal	42,650.00		Subtotal	82,650.00
	1410	Administration		1430	Fees & Costs	
	TGM, AP, AL	Staff salaries & expenses	25,242.00	TGM	Procurement: Bids, Ads, printing, etc	11,994.00
	TGM, AP, AL	Procurement, advertising, PR	16,553.00	AP, AL	Procurement: Bids, Ads, printing, etc	8,006.00
		Subtotal	41,795.00		Subtotal	20,000.00
	1450	Site Improvements		1460	Dwelling Structures	
	TGM	Landscape improvements	20,000.00	TGM	Install new interior light fixtures	9,000.00
	TGM	Plant new trees / prune older trees	10,000.00	TGM	Install new bathtubs or resurface	13,500.00
	TGM	Install hand railing	5,000.00	TGM	Install carpet in elderly apts	17,500.00
	TGM	Install walkways or driveways	15,000.00		Subtotal	40,000.00
		Subtotal	50,000.00			
	1465.1	Dwelling Equipment		1470	Non-Dwelling Structures	
	TGM	Install new 12 range & refrigerators	20,000.00	TGM	Upgrade community center baths	10,000.00
		Subtotal	20,000.00		Subtotal	10,000.00
	1475	Non-Dwelling Equipment		1485	Demolition	
	TGM	Office equipment	5,000.00			
	TGM	Community center equipment	5,000.00		Subtotal	.00
		Subtotal	10,000.00			
	1499	Development Activities				
	AP, AL	Redevelopment activities	110,000.00			
		Subtotal	110,000.00			
					Subtotal of Estimated Cost	\$427,095.00

6.0 PHA PLAN ELEMENTS UPDATE: ATTACHMENT J

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: The HADC has updated policies and procedures since the last Annual Plan submission. They are listed below with the resolution numbers.

#4602 Amended Public Housing Admissions And Continued Occupancy Policy (ACOP); #4614 and #4641 Amended Housing Choice Voucher (HCV) Section 8 Administrative Plan; #4621 Amended PH Dwelling Lease; #4626 Updated Affirmatively Furthering Fair Housing Plan; #4636 Corrective Action Plan for Rental Integrity Monitoring Review; #4644 Decrease HCV Payment Standards; #4646 Revision to Procurement Policy Purchase Order Approval Tier; and # 4653 Updated Organizational Chart.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Central office, public housing management offices and on the HADC website.

1: Eligibility, Selection & Admissions Policies, including De-Concentration & Wait List Procedures

PHA Policies Governing Eligibility, Selection, and Admissions – Public Housing

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing?
When families are within a certain number of being offered a unit
Note: All eligible verifications are based on unit availability and type
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing
Criminal or Drug-related activity, rental or credit history
Note: The HADC does request records from law enforcement agencies for screening purposes, (directly or through an NCIC source).

(2) Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list?
Site-based waiting lists – (1) Tobie Grant Manor, (2) Ashford Parkside and Ashford Landing
- b. Where may interested persons apply for admission to public housing?
PHA development site management office
- c. If the PHA plans to operate one or more site-based waiting lists in the coming year? YES
How many site-based waiting lists will the PHA operate in the coming year? 2
None of the PHA's site-based waiting lists are new for the upcoming year
Can families be on more than one list simultaneously? YES, PHA has 2 lists
Where can interested persons obtain more information about and sign up to be on the site-based waiting lists?
The HADC central office, management offices, management offices at developments with site-based waiting lists and at the development to which they would like to apply

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? One
- b. Is this policy consistent across all waiting list types? Yes

(4) Admissions Preferences

- a. Income targeting:
Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income? NO
- b. Transfer policies: Under what circumstances will transfers take precedence over new admissions?
Emergencies, over-housed and under-housed, medical justification administrative reasons determined by the HADC (e.g., to permit modernization work)
- c. Preferences: Which of the following admission preferences does the PHA plan to employ in the coming year?
Former Federal preferences:
Involuntary displacement such as disaster, government action, action of housing owner, inaccessibility, property disposition and victims of domestic violence
Other preferences:

Working families and those unable to work because of age or disability, residents who live and/or work in the jurisdiction, those enrolled currently in educational, training, or upward mobility programs, residents who are employed and outside of the jurisdiction, residents who are not employed and live in the jurisdiction, employed singles who live in the jurisdiction, employed singles that do not live in the jurisdiction and near Elderly age (50-61) that live in the jurisdiction.

(5) Occupancy

- a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing?

The HADC resident lease, the HADC Admissions and Continued Occupancy Policy, PHA briefing seminars, written materials and the HADC website

- b. How often must residents notify the PHA of changes in family composition? 1-3 times At annual reexamination, lease renewal, any time family composition changes or family request for revision

(6) De-concentration and Income Mixing

- a. Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote de-concentration of poverty or income mixing? NO
- b. Did the PHA adopt any changes to its admissions policies based on the results of the required analysis of the need to promote de-concentration of poverty or to assure income mixing? NO
- c. Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for de-concentration of poverty and income mixing? NO
- d. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? N/A - results of analysis did not indicate a need for such efforts

PHA Policies Governing Eligibility, Selection, and Admissions, Section 8

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? Criminal or drug-related activity only to the extent required by law or regulation
- b. Does the PHA request criminal records from local law enforcement agencies for screening purposes? NO
- c. Does the PHA request criminal records from State law enforcement agencies for screening purposes? NO
- d. Does the PHA access FBI criminal records from the FBI for screening purposes? YES
- e. Indicate what kinds of information you share with prospective landlords?
HADC provides tenant information to landlords upon request and only the tenant's last known address, Landlord's name and address will be released. Landlords are encouraged to perform their own criminal records check on their prospective tenant

(2) Waiting List Organization

- a. The Section 8 tenant-based assistance waiting list is not merged with any other lists
- b. Where may interested persons apply for admission to section 8 tenant-based assistance?
HCVP Leasing Services Department located at 750 Commerce Drive, Suite 201, Decatur, GA 30030

(3) Search Time

Does the PHA give extensions on standard 60-day period to search for a unit? NO
Initially the HADC will issue extensions for 120 days and will only extend the voucher search time for extenuating circumstances, such as family medical hardship, hard-to-house or disability as defined in the Administrative Plan

(4) Admissions Preference

- a. Income targeting
Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income? NO
- b. Preferences
 - 1. Has the PHA established preferences for admission to Section 8 tenant-based assistance? YES
HADC has the following special purpose vouchers: Family Unification Program (FUP), Veteran Administration Supportive Housing (VASH), and Project based
 - 2. Which of the following admission preferences does the PHA plan to employ in the coming year? None

5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained?

The HADC will continue to update the Section 8/HCV Administrative Plan as program regulations change and will continue to provide both tenants and landlords with briefing manuals, packages of information beneficial to their program participation success and with briefing sessions:

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

Through published notices: In addition to published notices, we also put notices in other Human Service Agency offices, such as the Department of Family and Children Services or Department of Labor, etc.

2: Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)	33,206,256	
a) Public Housing Operating Fund	1,483,198	Operations
b) Public Housing Capital Fund (based on FY 2009 amount)	646,917	Site Improvement & Revitalization
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant Based Assistance	28,176,563	Housing Choice Vouchers
f) Public Housing Drug Elimination Program (including any technical assistance funds)	N/A	Program eliminated
g) Resident Opportunity and/or	120,000	
h) Community Development Block Grant	1,800,000	CDBG Operations
i) HOME	0	Tenant Based Rental Assistance
Other Federal Grants (list)	979,578	S-8 New Const.-HAP Subsidy
2. Prior Year Federal Grants (list CFP un-obligated funds ONLY)	2,544,666	
CFP #GA06R23750108 FY2008	245,317	Modernization
CFP #GA06P23750109 FY2009	603,329	Replacement Housing
CFP #GA06R23750109 FY2009	352,003	Modernization
CFP #GA06R23750309 FY2009	199,175	Replacement Housing
CFP #GA06P23750110 FY2010	646,917	Modernization
CFP #GA06R23750110 FY2010	497,925	
3. Public Housing dwelling rental income:	564,137	
Tobie Grant Manor	432,017	Operations
Ashford Parkside	59,809	Operations
Ashford Landing	72,312	
4. Other income (Management Fees, Bond Revenue and Miscellaneous)	2,164,174	Operations
Investment Income (bond fund, JFE, TGM and HL)	207,518	Operations
Management Fees, Revenue and Miscellaneous	1,956,636	
5. Non-federal sources (list below)		
Total Resources	38,479,233	

3: Rent Determination

A. Public Housing

(1) Income Based Rent Policies

a. The PHA employs discretionary policies for determining income based rent

b. Minimum Rent: What amount best reflects the PHA's minimum rent? \$50

- c. Rents set at less than 30% than adjusted income: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income? **NO**
- d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ?
The earned income of a previously unemployed household member
- e. Ceiling rents: Do you have ceiling rents? **NO**
- f. Rent re-determinations: Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent?
Any time there is a change in family composition and when the change in income is the result of a new source of income
- g. Does the PHA plan to implement individual savings accounts (ISA) for residents as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year? **NO**

(2) Flat Rents

In setting the market-based flat rents, what sources of information did the PHA use to establish comparability?
Survey of rents listed in local newspaper, similar unassisted units in the neighborhood and from Databank Inc., a residential survey and analysis of multi-family housing in the Atlanta Metropolitan area, updated quarterly

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

- a. What is the PHA's payment standard?
At or above 90% but below 100% of FMR / 100% of FMR / Above 100% but at or below 110% of FMR
- b. If the payment standard is lower than FMR, why has the PHA selected this standard?
FMR are adequate to ensure success among assisted families in the PHA segment of the FMR area
- c. If the payment standard is higher than FMR, why has the PHA chosen this level?
To increase housing options for families
- d. How often are payment standards reevaluated for adequacy? **Annually**
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?
Success rates of assisted families, rent burdens of assisted families and location within the HADC jurisdiction of units being selected

(2) Minimum Rent

- a. What amount best reflects the PHA's minimum rent? **\$50**

4: Operation and Management

A. PHA Management Structure

An organization chart showing our PHA management structure and organization is on file

B. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	266	30 units annually
Section 8 Vouchers	3750	1.5%
Section 8 Certificates or Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers: FUP	158	
VASH I and VASH II	50,490	
FSS	0	
Section 8 Vouchers	4258	1.5%
Section 8 Certificates	N/A	

C. Management and Maintenance Policies

- (1) Section 8 Management:
 - Section 8 Administrative Plan (HCV)
 - FSS Action Plan
- (2) Public Housing Maintenance and Management:
 - Admissions and Continued Occupancy Policy (ACOP)
 - Rent Collection Policy

- Unit Transfer Policy
- Application Processing Policy
- Security Deposit Refunds Processing Policy
- Maintenance Plan & Procedures Policy
- Preventative Maintenance Plan
- Pet Policy
- HADC Security Plan
- Procurement Policy

5: Grievance and Management

A. PHA Grievance Procedures

Public Housing

1. Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing? **NO**
2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? **PHA main administrative office and PHA development management offices**

B. Section 8 Tenant-Based Assistance

1. Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982? **NO**
2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? **PHA main administrative office**

6: Designated Housing for Elderly and Disabled Families

Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by Section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? **YES**

Designation of Public Housing Activity Description		
1a. Development name:	Ashford Parkside	Development (project) number: GA237000003 Units: 151
1b. Development name:	Ashford Landing	Development (project) number: GA237000004 Units: 117
2. Designation type:	Occupancy by only the elderly	
3. Application status:	Approved and included in the HADC Designation Plan Designated Housing Plan approved by HADC Board Resolution #4444 on 9/27/07 & HUD on 11/30/07	
4. Date this designation approved, submitted, or planned for submission:	Approved by HUD on 11/30/07	
	If approved, will this designation constitute a New Designation Plan? YES,	
6. Number of units affected:	268 Units: Ashford Parkside= 151 units and Ashford Landing = 117 units	
7. Coverage of action (select one)	Total development	

7: Community Service and Self-Sufficiency

Community Service Is Defined As: The performance of volunteer work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community Service is not employment and may not include political activities.

1. General

In order to be eligible for continued occupancy, each adult family member (18 or over) must either (1) contribute eight hours per month of community service (not including political activities) within the community or (2) participate in an economic self-sufficiency program unless they are exempt from this requirement. Failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

2. Exemptions

The following adult family members of resident families are exempt from this requirement:

- a. family members who are 62 or older
- b. Family members who are blind or disabled
- c. Family members who are the primary care giver for someone who is blind or disabled d. Family members engaged in work activity
- e. Family members who are exempt from work activity under part A title IV of the Social Security Act or under any other State welfare program, including the welfare-to-work program
- f. Family members receiving assistance under a State program funded under part A title IV of the Social Security Act or under any other State welfare program, including welfare-to-work and who are in compliance with that program
- g. Family member enrolled in school or training program

3. Notification of the Requirement

The HADC shall notify the head of household of the community service requirement and the category of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status. The HADC shall verify, such claims and shall notify the family of the exemption is approved.

4. Volunteer Opportunity

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community. An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, financial or household management, apprenticeship, and any program necessary to prepare a participant for work (such as substance abuse or mental health treatment).

5. The Process

As of March 1, 2001, the HADC will do the following at the first annual reexamination and each annual re-examination thereafter:

- a. Provide a list of volunteer opportunities to the head of household who will be responsible for providing it to the appropriate family member(s).
- b. Provide information about obtaining suitable volunteer positions.
- c. Provide a volunteer time sheet(s). Instructions for the time sheet will require the resident to complete the form, have a supervisor date and sign for each period of work and return the form to the HADC.
- d. Thirty (30) days before the family's next lease anniversary date, the Housing Authority will determine whether each applicable adult family member is in compliance with the community service requirement.

6. Notification of Non-Compliance with Community Service Requirement

If any family member has been determined to be in non-compliance, the HADC will notify the family members that they have been determined to be in non-compliance. The determination is subject to the grievance procedures, and unless the family member(s) enter into an agreement to comply, the lease will not be renewed and/or will be terminated.

7. Agreement Opportunity

The HADC will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agrees to enter into an economic self-sufficiency program or agrees to contribute to community service for as many hours as needed to comply with the requirement over the past 12-month period. This shall occur over the 12-month period beginning with the date of the agreement and the resident shall at the same time stay current with that year's community service requirement. The first hours a resident earns goes toward the current commitment until the current year's commitment is made. If any applicable family member does not accept the terms of the agreement, does not fulfill their obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under the agreement to perform community service, HADC shall take action to terminate the lease.

Community Service Organizations And Activities Are Defined As:

Aconvenience to participating residents, the Housing Authority will develop, post on the Authority's bulletin boards and provide to applicable residents a list of qualified organizations (and activities) that have agreed to work with residents in helping them perform community service activities. Residents required to participate are not limited to the published list and are encouraged to identify other organizations and activities.

The following list of qualified service organizations and activities is presented as a convenience to covered residents. Residents are not limited to the following list and are encouraged to identify other organizations and activities

Qualified Organizations:

Qualified Activities

HADC
 County Government Departments
 Nonprofit Organizations
 Local Hospitals
 Social Service Agencies

Volunteer services to any qualified organization
 Self-sufficiency activities such as education, training and
 Self-improvement classes
 Participation in monthly resident programs as presented by HADC
 Participation in monthly programs as presented by HADC

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:
 - Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)? NO
 - The HADC will enter into a contract agreement with the local TANF Agency during the upcoming year
2. Other coordination efforts between the PHA and TANF agency
 - Client referrals
 - Information sharing regarding mutual clients (for rent determinations and otherwise)
 - Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
 - Schedule periodic meetings with the local TANF agency to insure a comprehensive delivery of services

Services and Programs				
Program Name and Description (including location, if appropriate)	Estimated Size	Allocation Method: waiting list, random selection, specific criteria other	Access: development office, PHA main office or name of other provider	Eligibility: public housing or Section 8 participants or both
DeKalb Workforce Center and One Stop System Partnership	Open to all	Must be seeking full-time or part-time employment ages 14 and up	Tobie Grant Manor Center and satellite offices at Goodwill & GA Dept of Labor	All HADC clients
DeKalb Technical College; Scottdale Child Development Center; And MARTA Bus and RAIL System	Open to all	Based on need	Tobie Grant Manor Center and through Resident Services	All HADC clients

If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? NO

B. Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2011 Estimate)	Actual Number of Participants 4/07/2011
Public Housing	0	0
Section 8	0	0

With obtaining the ROSS Service Coordinator Grant in 2010, we have been able to increase the amount of programs and services available to all residents. We have set new measurable goals that are in line with HUD priorities and the priorities of our PHA. Specifically:

- I. *Strengthen Our Economy* – we will begin financial literacy classes focused on money management – everything from budgeting to saving to smart approaches to major purchases such as a car.

- II. *Housing as a Platform for a Quality Life* – We will focus on early education, elementary, middle and high school students for increased grades, homework completion, and general overall improvement. We will develop and/or participate in countywide initiatives focused on education, health and wellness, and basic stability.
- III. *Transforming the Way HUD Does Business* – we are dedicated to residents having active input in various aspects of HADC operations and to being more responsive to their needs.
 - 1. Provide opportunities for HADC resident that will increase their median family income.
 - a. Review most recent income reports at Tobie Grant Manor Apts.
 - b. Greater outreach to those who are unemployed/underemployed (invite them to three job fairs this year and hold monthly job search in partnership with Dept. of Labor)
 - c. Assessment to be done to identify individual and family needs such and refer to partnering and community agencies
 - d. GED Classes
 - e. Computer Classes
 - f. Parenting Classes/Childcare Access
 - 2. Assist residents with improving quality of life concerns and community cohesiveness
 - a. Provide technical assistance for current programs
 - b. Develop neighborhood watch programs
 - c. Provide more outreach activities and resources to Housing Choice Residents
 - d. Housekeeping Classes
 - 3. Increase sustainability of our resident services.
 - a. Assess current effectiveness (analyze current goals, utilization and outcomes. Then develop new and/or improved strategies.
 - b. Increase community partners by 10 in 2011
 - c. Apply for three – four new grants this year.
 - d. Increase internship and volunteer opportunities (1 – 2 interns per semester from area colleges/universities beginning Jan. 2011)
 - 4. Increase Resident Involvement in Resident Advisory Board (RAB)
 - a. Conduct Membership Drive
 - b. Provide more training
 - 5. Increase communication between HADC and residents.
 - a. Conduct bi-monthly on-site resident meetings.
 - b. Continue monthly resident newsletter
 - c. Maintain active and updated section of HADC website
 - d. Conduct feasibility study of utilizing calling service to remind residents of upcoming meetings.
 - e. Update policies and procedures regarding new HADC bus
 - f. Regularly publicize resident success stories and programming success stories
 - 6. Improve Customer Service
 - a. Reduce customer complaints by 25% by facilitating conversation between resident and property management
 - b. Translating newsletters and major announcement in multiple languages (residents are from Bosnia, Iran, Somalia, North and South Korea, Russia, various Spanish speaking countries, Gambia, and Ethiopia.
 - c. Improve confidentiality; better observe privacy laws/various sensitivities
 - 7. Support and Honor Resident Diversity
 - a. Provide translators at public meetings
 - b. Improve access to language telephone line
 - c. Provide increased opportunities for multicultural events on-site including National Night Out

C. Welfare Benefit Reductions

- 1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

- Adopting appropriate changes to the HADC public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- With obtaining the ROSS Service Coordinator Grant in 2010, we have been able to increase the amount of programs and services available to all residents
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Having monthly meetings with the Resident Advisory Board and other residents to inform them of them of HUD Policy & Regulatory changes that may affect any and all welfare benefit reductions

8: Safety and Crime Prevention

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents
"One Strike You're Out" Policy and crime statistics from local Police Enforcement Agency
2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents?
The HADC has developed a Security Plan for the HADC developments.
Safety and security survey of residents, analysis of crime statistics over time for crimes committed "in and around" public housing, resident reports, PHA employee reports, police reports, demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs, and property managers keep log on activities
3. Which developments are most affected? Tobie Grant Manor and Johnson Ferry East Developments

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake:
 - Crime Prevention Through Environmental Design
 - Activities targeted to at-risk youth, adults, or seniors
 - Volunteer Resident Patrol/Block Watchers Program
 - HADC Security Plan, attached to this Plan
 - Concentrated community policing patrols on an as needed basis within developments
2. Which developments are most affected? Tobie Grant Manor and Johnson Ferry East Developments

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:
Police involvement in development, implementation, ongoing evaluation of drug-elimination plan
Police provide crime data to housing authority staff for analysis and action
Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
Police regularly meet with the PHA management and residents
2. Which developments are most affected? Tobie Grant Manor

9: Pet Policy The HADC Pet Policy is one file at the HADC office and on the website. Was provided as an Attachment with the Five Year Plan in FY2010.

10: Civil Rights Certification Included with the required certifications.

12: Asset Management

1. Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
YES

13: Violence Against Women Act (VAWA)

The Housing Authority of DeKalb County (HADC) has adopted a policy to implement applicable provisions of the

Violence Against Women (the "HADC VAWA Policy") and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). The goals, objectives and policies to enable the HADC to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the HADC VAWA Policy. A copy of this Policy is included in the PHA Plan Template (50075).

- A. The following activities, services, or programs are provided by HADC, directly or in partnership with other service providers, to child and adult victims of domestic violence, dating violence, sexual assault or stalking
- B. The following activities, services, or programs are provided by HADC to help child and adult victims of domestic violence, dating violence, sexual assault, or stalking maintain housing.
- C. The following activities, services, or programs are provided by HADC to prevent domestic violence, dating violence, sexual assault and stalking, or to enhance victim safety in assisted families. The HADC Violence against Women Act (VAWA) Policy is included in the 50075 Annual Plan Template.